

# Statement of Information

## Multiple residential properties located outside the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple blocks of vacant land in a residential development located outside the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

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The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any Internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Properties offered for sale

Address  
Including suburb or locality  
and postcode

Lots 38 - 42 Holden Street, CAMPERDOWN, VIC 3260

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Property class		Lower price		Higher price
Lot 38   Vacant, residential land	a range between	\$250,000	&	\$270,000
Lot 39   Vacant, residential land	a range between	\$250,000	&	\$270,000
Lot 40   Vacant, residential land	a range between	\$250,000	&	\$270,000
Lot 41   Vacant, residential land	a range between	\$250,000	&	\$270,000
Lot 42   Vacant, residential land	a range between	\$250,000	&	\$270,000

### Vacant Land median sale price

Median price	\$250,000	Suburb or locality	CAMPERDOWN, VIC 3260
Period - From	01 January, 2024	To	31 December, 2024
Source	Pricefinder		

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 27/02/2025